



NEW YORK AIR BRAKE

748 Starbuck Ave.

Watertown, New York 13601

Phone: 315-786-5200

December 19, 2014

To: City Engineer

Room 305, City Hall

245 Washington Street

Watertown, NY 13601

Re: New Cold Storage Building

748 Starbuck Ave.

Watertown, New York 13601

City Engineer:

This project will consist of a constructing a 28'-8" wide x 59'-5" wood structure building. The construction will be 6x6 P.T. with structural steel bottom brackets anchored in existing 8" concrete existing foundation. P.T. 2x6 ribbon board will be placed at bottom with flashing and sealer at concrete.

2x4 purlins 24" O.C. will be fasten to posts. 2-1 3/4"x16" pre-engineered LVL's will be fasten to posts through bolted at each post for truss support. Metal siding will be fasten to the purlins.

Roof system will consist of pre-engineered wooden trusses, 5/8" zip board, ice and water over the new plywood, standing seam metal roofing.

No heat, no domestic sewer or water.

Thank you.

A handwritten signature in blue ink, reading "Scott R. Weston", written over a horizontal line.

Scott R. Weston



NEW YORK AIR BRAKE

748 Starbuck Ave.

Watertown, New York 13601

Phone: 315-786-5200

December 18, 2014

To: City of Watertown Planning Board
City of Watertown Engineering Department
City of Watertown Building Code Office

Re: New Cold Storage Building
748 Starbuck Ave.
Watertown, New York 13601

City of Watertown Departments:

This letter is to inform that Scott R. Weston can discuss in our behalf on the New Cold Storage Building. Whether it may be the planning stage, engineering stage or the code requirements that have to be met to satisfy all the requirements with the City of Watertown. Thank you.



John Chatterton

Vice President of Operations

New York Air Brake Corporation



CITY OF WATERTOWN SITE PLAN APPLICATION PROCESS

The applicant is responsible for completeness of application and inclusion of all required information.

****INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED****

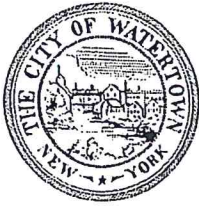
In order to expedite the Site Plan review process, all applicants are encouraged to have a pre-application meeting with Planning & Engineering staff. Staff can be reached at (315) 785-7740.

In the interest of expediting site plan approvals, the City of Watertown wishes to advise you of the procedures in applying for these referrals:

A. Fill out the Site Plan / Site Plan Waiver - Determination Flow Chart below:

1. Is the use a one, two, or three family dwelling?
☐ YES (Site Plan Review is **not** required. You may apply directly for Building Permit.)
☒ NO (Go to question 2)
2. Is your building or parking lot construction or expansion less than or equal to 400 sq. ft.?
☐ YES (Site Plan Review is not required. You may apply directly for Building Permit.)
☒ NO (Go to question 3)
3. Does your building or parking lot construction or expansion exceed 2500 sq. ft.?
☐ YES (Site Plan Review required. Submit the Site Plan Application Form.)
☒ NO (Go to question 4)
4. Is your proposed building the first on the lot?
☐ YES (Site Plan Review required. Submit the Site Plan Application Form.)
☒ NO (Go to question 5)
5. Does your project involve a change in the property boundaries?
☐ YES (Site Plan Review required. Submit the Site Plan Application Form.)
☒ NO (Go to question 6)
6. Does your building or parking lot construction or expansion change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property?
☐ YES (Site Plan Review required. Submit the Site Plan Application Form.)
☒ NO (*Site Plan Waiver allowed) Submit the Site Plan Waiver Form.)

* The City of Watertown Planning Board reserves the right to require Site Plan Review.



1869

CITY OF WATERTOWN SITE PLAN WAIVER

** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.

PROPERTY LOCATION

Proposed Project Name: COLD STORAGE BUILDING - NYAB
Tax Parcel Number: 4-09-102.000
Property Address: 748 STARBUCK AVE
Existing Zoning Classification: HEAVY INDUSTRIAL ACRES 22.6994

OWNER OF PROPERTY

Name: JCIDA (Jefferson County Industrial Development Agency)
Address: 800 STARBUCK AVE
WATERTOWN, NY 13601
Telephone Number: 315-782-5865
Fax Number: _____

APPLICANT

Name: NYAB (NEW YORK AIR BRAKE CORPORATION)
Address: 748 STARBUCK AVE
WATERTOWN, NY 13601
Telephone Number: 315-786-5200
Fax Number: 315-786-5676
Email Address: _____

ENGINEER / ARCHITECT / LAND SURVEYOR

Name: WATSON ENGINEERING / Plans by Design
Address: 1112 STATE Rte 434, OWEGO, NY 13827 / PO BOX 562, WATERTOWN, NY 13
ERIK WATSON, PE / SCOTT WESTON
Telephone Number: 607-429-8889 / 315-782-9406
Fax Number: _____
Email Address: erik@watson-engineer.com
Scott@plansbydesign.us

REQUIRED DRAWINGS:

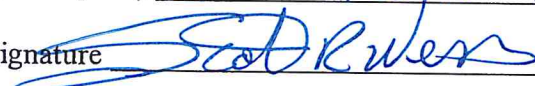
** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL**. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

- ☐ ELECTRONIC COPY OF ENTIRE SUBMISSION (PDF preferred)
- ☐ COMPLETED PART I OF ENVIRONMENTAL ASSESSMENT FORM
- ☐ SITE PLAN SKETCH
 - ☐ Pertinent existing above ground features are shown and labeled including, but not limited to, buildings, parking spaces, driveways, sidewalks, streets etc.
 - ☐ All proposed above ground features are shown and clearly labeled "proposed".
 - ☐ Land use, zoning, & tax parcel number are shown.
 - ☐ The Plan is adequately dimensioned including radii.
 - ☐ All vehicular & pedestrian traffic circulation is shown.
 - ☐ Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.
 - ☐ Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property".
 - ☐ The north arrow & graphic scale are shown.
- ☐ GENERAL INFORMATION
 - ☐ Signage will not be approved as part of this submission. It requires a sign permit from the Codes Department. See Section 310-52.2 of the Zoning Ordinance.
 - ☐ Plans have been collated and properly folded.
 - ☐ Explanation for any item not checked in the Site Plan Waiver Checklist.
(Attach separate sheet with explanation and comments)

SIGNATURE

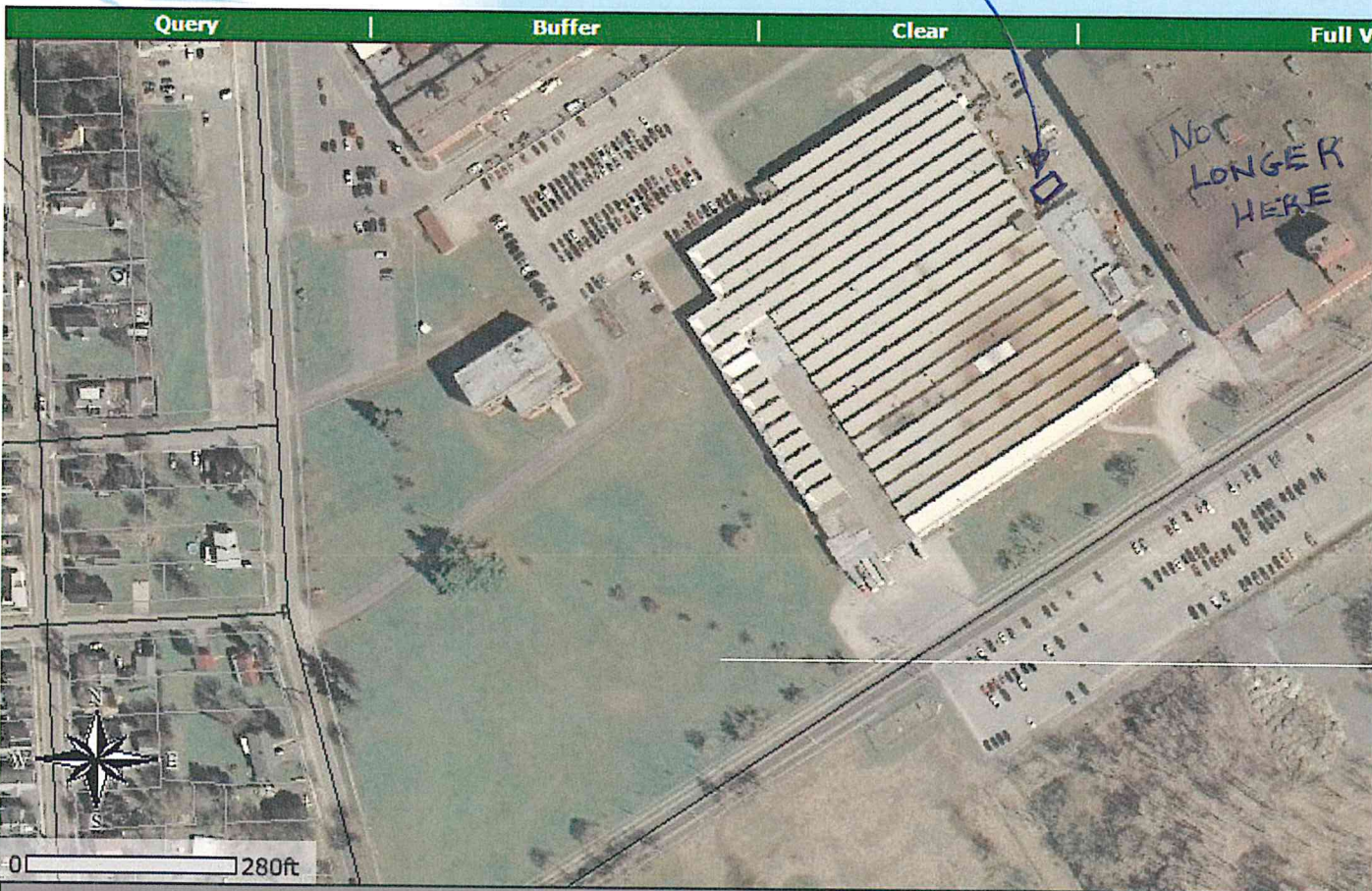
I certify that the information provided above is true to the best of my knowledge.

Applicant (please print) SCOTT B Weston

Applicant Signature  Date: 12-19-2014

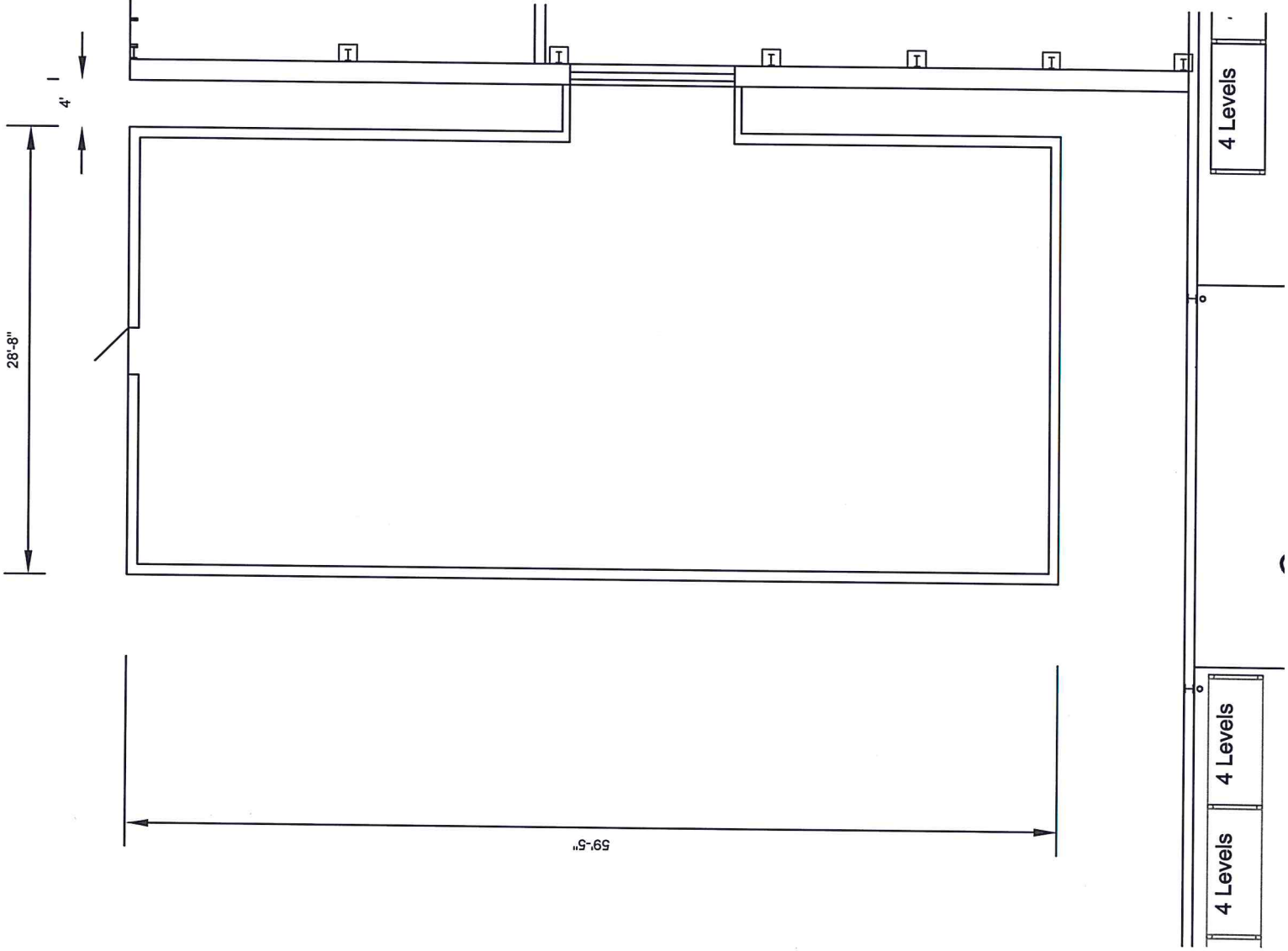


NEW COLD STORAGE
Building

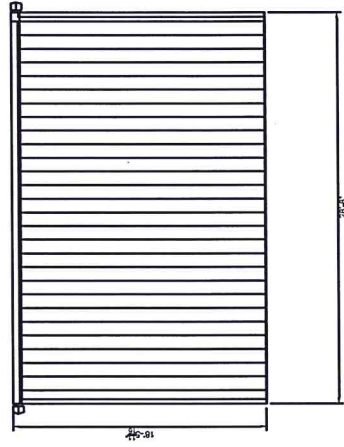


Developed by Applied GIS, Inc.

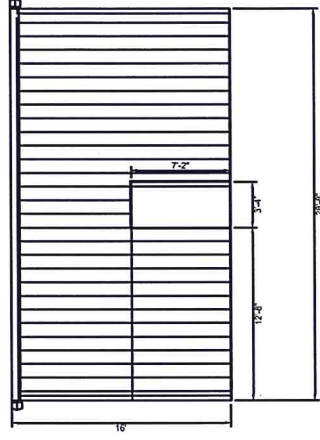




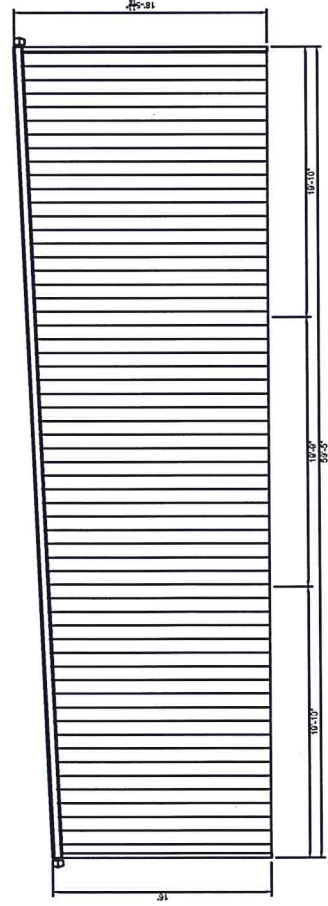
Front Wall



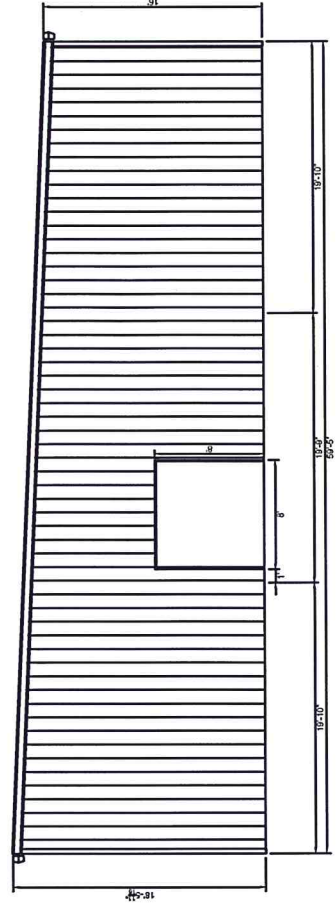
Back Wall



Left Wall



Right Wall



617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">COLD STORAGE BUILDING</div>							
Project Location (describe, and attach a location map): <div style="text-align: center; font-family: cursive; font-size: 1.2em;">748 STARBUCK AVE, WATERTOWN, NY 13601</div>							
Brief Description of Proposed Action: <div style="font-family: cursive; font-size: 1.1em;">CONSTRUCT A 28'-8" X 59'-5" WOOD STRUCTURE, APPROX 4' AWAY FROM EXISTING BUILDING. BUILDING WILL BE CONSTRUCTED W/ 6X6 POSTS, PRE-ENGINEERED WOODEN TRUSSES, METAL ROOFING & METAL SIDING. STRUCTURE WILL HAVE NO HEAT. STRUCTURE IS CONSTRUCTED ON EXISTING CONCRETE.</div>							
Name of Applicant or Sponsor: <div style="font-family: cursive; font-size: 1.2em;">NYAB</div>		Telephone: <div style="font-family: cursive; font-size: 1.2em;">315-786-5200</div> E-Mail:					
Address: <div style="font-family: cursive; font-size: 1.2em;">748 STARBUCK AVE</div>							
City/PO: <div style="font-family: cursive; font-size: 1.2em;">WATERTOWN</div>		State: <div style="font-family: cursive; font-size: 1.2em;">NY</div>	Zip Code: <div style="font-family: cursive; font-size: 1.2em;">13601</div>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <div style="font-family: cursive; font-size: 1.2em;">UNIFORM BUILDING PERMIT, CITY OF WATERTOWN</div>			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<div style="font-family: cursive; font-size: 1.2em;">22.6994</div> acres					
b. Total acreage to be physically disturbed?		<div style="font-family: cursive; font-size: 1.2em;">1.03</div> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="font-family: cursive; font-size: 1.2em;">22.6994</div> acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>IF ANY SOIL IS DISTURBED IT IS TESTED</u> <u>By CERTIFIED ENVIRONMENTAL SERVICES, 7280 CASWELL AVE.,</u> <u>SYRACUSE, NY 13212 315-478-7374</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>SCOTT R. WESTON</u>		Date: <u>12-19-2014</u>
Signature: <u>SCOTT R. WESTON</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

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